

		Jan-Dec 2023 Budget
OPERATING REVENUE		26,269
40010	OPERATING DUES	288,954
40200	DUES TO RESERVE	(47,684)
TOTAL OPERATING REVENUE		241,271
OPERATING EXPENSES		
50010	LEGAL/PROFESSIONAL FEES	500
50080	HOA STATE REGISTRATION FEE-BILL 10-2078	40
50050	MANAGEMENT FEES	19,186
51055	ADDITIONAL HOURS - LABOR	6,000
52000	INSURANCE	26,221
53010	WATER	14,862
53020	SEWER	17,683
53050	IN-HOUSE AMENITIES	33,592
53090	TELEPHONE - ELEVATOR	1,471
53070	TRASH REMOVAL	11,211
51110	SNOW REMOVAL-SHOVELING	2,000
51120	SNOW REMOVAL - OTHER	500
53120	SECURITY & FIRE SAFETY	5,500
53040	NATURAL GAS	26,970
53030	ELECTRIC UTILITY	42,853
51010	GENERAL REPAIR & MAINTENANCE	6,000
51040	PLUMBING & HEATING	1,500
51020	GROUPS & PARKING MAINTENANCE	750
51060	ROOF REPAIRS	4,087
51080	ELEVATOR	6,625
51070	LANDSCAPING	1,500
50100	MISCELLANEOUS EXPENSE	90
54020	HOT TUB MAINTENANCE	8,200
TOTAL OPERATING EXPENSES		237,341
NET OPERATING PROFIT (LOSS)		3,930
RESERVE REVENUE		
45010	RESERVE DUES	47,684
TOTAL RESERVE REVENUE		47,684
RESERVE EXPENSES		
60040	CONCRETE REPAIR AND REPLACEMENT	66,512
60400	RESERVE STUDY	2,500
60090	OTHER EXTERIOR PAINTING INCLUDING RAILS	17,030
60300	GARAGE DOORS	12,283
61010	RESERVE MISCELLANEOUS EXPENSE	2,500
TOTAL RESERVE EXPENSES		100,825
NET RESERVE PROFIT (LOSS)		(53,141)